



166 Hudson Street

1891

John B. Smith (1844-1905) & Lucy Nichols (1842-1927).

Lucy was one of the first women voters.

Site of Merricourt School in the 1930s. It was one of two buildings owned by St. John's School, a private school for boys.

Colonial revival

1985 Townwide Historic and Architectural Survey of Berlin, Connecticut. Survey # 064

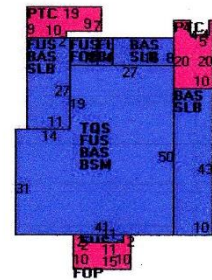
1895 James or John B. Smith current owner: Earl Wicklund colonial revival

John B. Smith built this house about 1898. It remained in his family until his widow sold it in 1926. For many years it was one of two buildings occupied by the St. James School, a private school for boys (the other was the nearby Capt. Elishama Brandegee House at 966 Worthington Ridge).

2018 Town of Berlin GIS Index.

Sketch

1891 current owner: Eugene Klimaszewski



Genealogy

John B. Smith was born in 1844, the son of Rufus Smith & Clarissa Huntington. He married Lucy Fairfield Nichols in 1866 in New Britain. Lucy was born in 1842. They had children including: Laura, Allie, Edith Elliot, Harry, Roy, and Faith. Lucy was an organizer in the Berlin Suffragist movement. John died in 1905 and Lucy in 1927 with burial in Maple Cemetery.

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
 HIST-6 NEW 5/77

STATE OF CONNECTICUT
 CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

#064

IDENTIFICATION

1. BUILDING NAME (Common)		(Historic)	
James B. Smith House			
2. TOWN/CITY	VILLAGE	COUNTY	
Berlin		Hartford	
3. STREET AND NUMBER (and/or location)		16-1/112/5H	
166 Hudson Street			
4. OWNER(S)	133 Oxyoke Drive Kensington, CT 06037		
Wicklund, Earl H.	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		
5. USE (Present)		(Historic)	
Vacant		Residence, School	
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD	INTERIOR ACCESSIBLE	IF YES, EXPLAIN
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESCRIPTION

7. STYLE OF BUILDING		STRUCTURE	
Colonial Revival			
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> 1895
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type:	<input type="checkbox"/> Cut stone Type:	
9. STRUCTURAL SYSTEM			
<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon	
<input type="checkbox"/> Load bearing masonry	<input type="checkbox"/> Structural iron or steel		
<input type="checkbox"/> Other (Specify)			
10. ROOF (Type)			
<input type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth
<input checked="" type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)
(Material)			
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate <input type="checkbox"/> Gable end to the street
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) <input checked="" type="checkbox"/> Ridge parallel to the street
11. NUMBER OF STORIES		APPROXIMATE DIMENSIONS	
2 1/2		39' x 50'	
12. CONDITION (Structural)			
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
(Exterior)			
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)			
<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved	WHEN?	(Alterations) IF YES, EXPLAIN
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify)
large maple trees in front			
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
 Fronts modern development; in area of Hudson Street, with a number of 18th- and 19-th century buildings; just off Worthington Ridge.

PHOTO	PHOTOGRAPHER HRC		DATE 11/84
	VIEW SE		NEGATIVE ON FILE B5A
	NAME Historic Resource Consultants		DATE 12/84
	ADDRESS The Colt Armory 55 Van Dyke Avenue Hartford, Connecticut 06106		
COMPILED BY	20 SUBSEQUENT FIELD EVALUATION:		
DESCRIPTION (Continued)	17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior) The John B. Smith House is a large gambrel-roofed building with a facade divided into three oversized bays. The central entry is protected by a flat-roofed portico on paired Tuscan columns. It has a plain architrave and frieze separated by a central molding and a dentil course under the overhanging eaves of the molded cornice. Windows are oversized and have wide plain-board surrounds and simple molded caps; they are fitted with 1-over-1 sash. Main roof cornice detailing is identical on all elevations and includes a plain frieze, a dentil course, mutules beneath the overhanging eaves, and a partial return of the molded cornice across the gambrel ends. The front gambrel is broken by three hip-roofed dormers. The right elevation features an old or original flat-roofed one-story solarium. To the rear is a cross-gambrel extension with an added steel fire stairs and a two-story framed-in left porch.		
	18 ARCHITECT		
SIGNIFICANCE	19 HISTORICAL OR ARCHITECTURAL IMPORTANCE Architecturally, the James B. Smith House is significant as a large and well-preserved example of the Colonial Revival style. Popular from about 1895 until the late 1930s, the Colonial Revival style drew on an eclectic assortment of detailing common in early American high-style domestic architecture. Many of these details were based on classical Greek and Roman precedents. Typical Colonial Revival features present here include the paired Tuscan columns, cornice entablatures and dentils. The dormered gambrel roof marks the building as an example of the "Dutch Colonial" subtype. John B. Smith built this house about 1898. It remained in his family until his widow sold it in 1926. For many years it was one of two buildings occupied by the St. James School, a private school for boys (the other was the nearby Capt. Elishama Brandegee House at 966 Worthington Ridge).		
	21 SOURCES Berlin Land Records 44:363 (1898)		





Town of Berlin, CT

Property Listing Report

Map Block Lot

16-1-112-5H

Account

1015360

Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	271500	190100	Basement	1784	0
Extras	0	0	Patio, Concrete	333	0
Improvements	271500	190100	Porch, Open, Finished	184	0
Outbuildings	0	0	Upper Story, Finished	2191	2191
Land	112900	79000	First Floor	2693	2693
Total	384400	269100	Three Quarter Story,80%	1784	1427

Outbuilding and Extra Features

Type	Description

Sub Areas

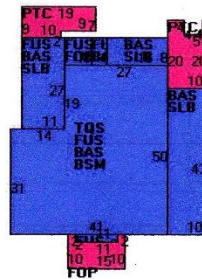
Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Basement	1784	0
Patio, Concrete	333	0
Porch, Open, Finished	184	0
Upper Story, Finished	2191	2191
First Floor	2693	2693
Three Quarter Story,80%	1784	1427
Slab	855	0

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
KLIMASZEWSKI EUGENE	736/ 711	6/1/2017	326000
BOEHM DONNA J & DIPASQUALE JOHN C	437/ 886	9/11/2000	262500
KING NORMAN B & SHIRLEY ANN B	258/ 908	10/31/1986	

Street Index	10
Acreage	0.63
Utilities	All Public
Lot Setting/Desc	Level,Rolling
Additional Info	

Sketch



Primary Construction Details

Year Built	1891
Stories	2.75
Building Style	Two-Family
Building Use	Residential
Building Condition	G
Interior Floors 1	Carpet
Interior Floors 2	Hardwood
Whirlpool Tub	
Total Rooms	13

Bedrooms	5 Bedrooms
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	2
Bath Style	Average
Kitchen Style	Average
Roof Style	Gambrel
Roof Cover	Asph/F Gls/Cmp
Fireplaces	1

Exterior Walls	Vinyl Siding
Exterior Walls 2	Wood on Sheath
Interior Walls	Drywall
Interior Walls 2	
Heating Type	Hot Water
Heating Fuel	Gas/Oil
Fin Basement Area	
Fin BSMT Quality	
Fin BSMT Area 2	